



145 Godinton Road, Ashford

Guide Price **£300,000**

Skippers

145 Godinton Road

Ashford, Ashford

This three-bedroom semi-detached house offers well-balanced accommodation that combines modern fittings with traditional features.

Council Tax band: B

Tenure: Freehold

- Three Bedroom Semi Detached Home
- Close To Town Centre
- Close To Good Schools
- Close To Town Station
- Character Features
- Off Road Parking
- Cellar
- Generous Garden
- Guide Price £300,000 - £325,000



Hallway

Decorative coving and an elegant archway create a welcoming first impression. The lounge is positioned to the left, with the staircase and the remaining living areas set ahead.

Lounge

10' 0" x 12' 0" (3.05m x 3.66m)

A double-glazed bay window to the front and a feature fireplace provide the main focal points of the room, complemented by deep coved ceilings that add a touch of character.

Dining Room

12' 0" x 12' 4" (3.66m x 3.76m)

Ideally located just off the kitchen, this room features French doors opening to the garden, creating a natural link between indoor and outdoor living and making it a central space within the home.

Kitchen

9' 2" x 11' 2" (2.79m x 3.40m)

The kitchen is arranged in a galley style with fitted units and work surfaces on both sides, providing ample storage and preparation space. A double-glazed window to the side and a door to the garden allow for good natural light and ventilation. The room includes space for appliances, tiled splashbacks with a patterned finish, and a range-style cooker set within the main run of units.





Bathroom

The bathroom includes a panelled bath with tiled surround and a separate shower enclosure. A pedestal wash basin sits beneath a wall-mounted mirrored cabinet, with additional shelving for storage. The room is finished with part-tiled walls, patterned flooring, a chrome heated towel rail, and a frosted double-glazed window.

Bedroom One

11' 0" x 15' 1" (3.35m x 4.60m)

A large bedroom with a double glazed bay window to the front.

Bedroom Two

9' 6" x 12' 0" (2.90m x 3.66m)

Another double bedroom with a double glazed window to the back.

Bedroom Three

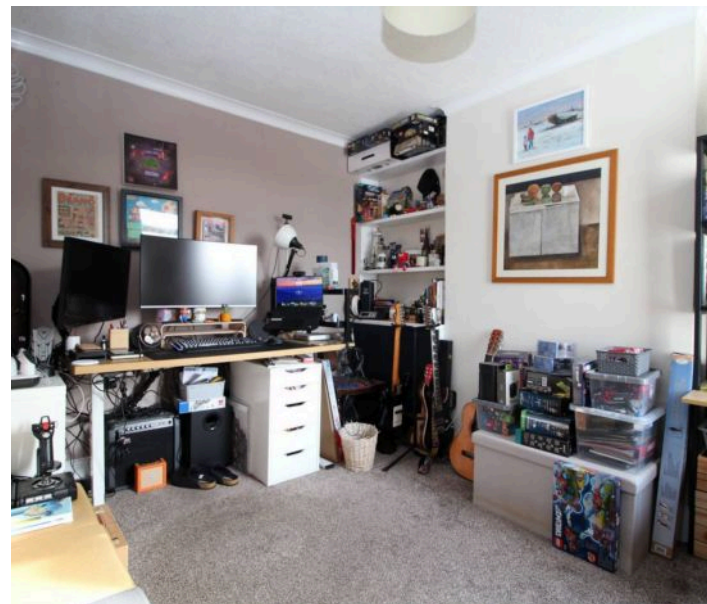
11' 5" x 9' 5" (3.48m x 2.87m)

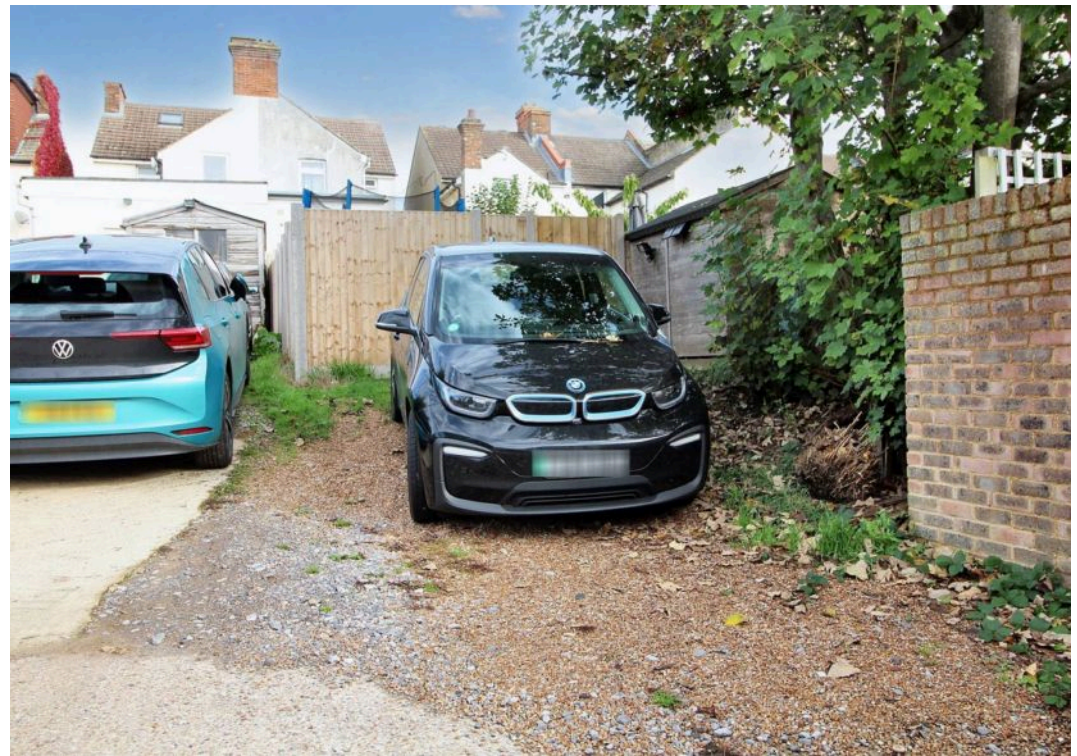
The third bedroom is also a good size, the double glazed window looks over the back garden.

Cellar

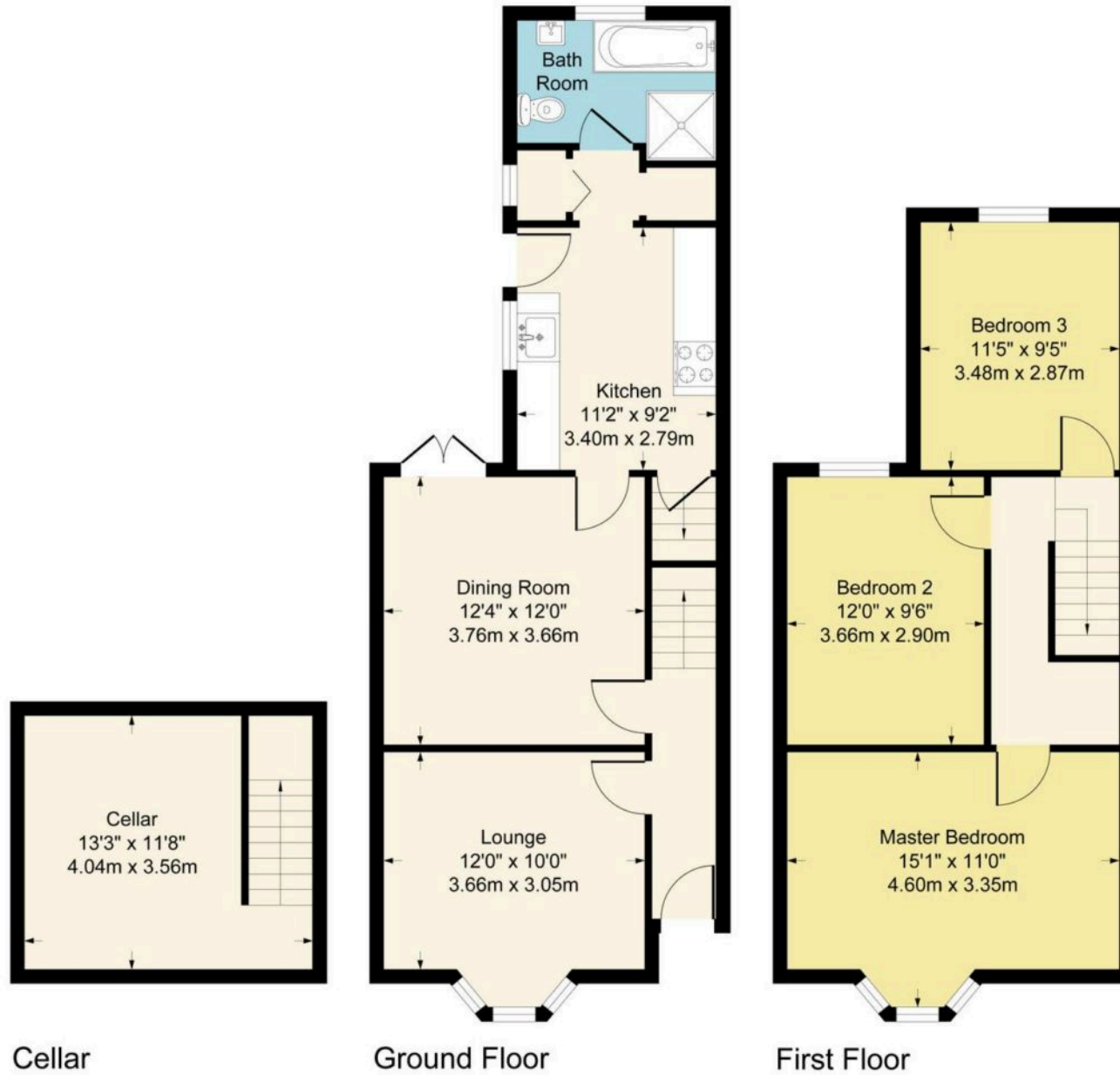
11' 8" x 13' 3" (3.56m x 4.04m)

Measurements are approximate. A great addition to the home, ideal for extra storage.





Approximate Gross Internal Area
1154 sq ft - 107 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



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